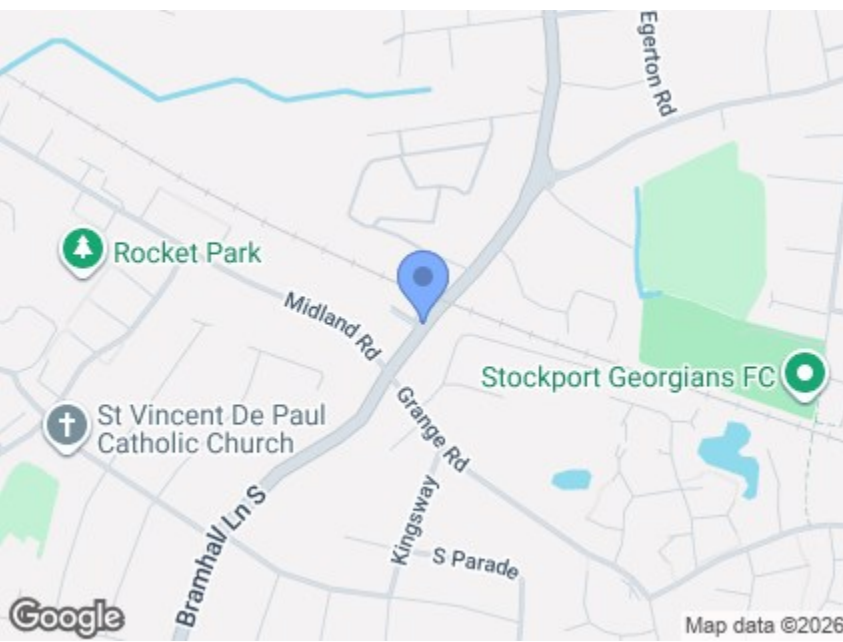


GROSS INTERNAL AREA  
TOTAL: 153 m<sup>2</sup>/1,648 sq ft  
GROUND FLOOR: 61 m<sup>2</sup>/652 sq ft, FIRST FLOOR: 47 m<sup>2</sup>/508 sq ft, SECOND FLOOR: 45 m<sup>2</sup>/488 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE; ACTUAL MAY VARY



**Directions**  
Postcode - SK7 3DW What 3 words - ///aspect.torch.asks

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Charles Louis Homes Ltd  
4 Bolton Street  
Ramsbottom  
Bury  
BL0 9HX

E [propertyenquiries@charleslouis.co.uk](mailto:propertyenquiries@charleslouis.co.uk)  
T 0161 959 0166  
[www.charleslouishomes.co.uk](http://www.charleslouishomes.co.uk)

# CHARLES LOUIS

HOMES LIMITED



315B Bramhall Lane South  
Bramhall, Stockport, SK7 3DW  
**Price £795,000**



- Exclusive contemporary four-bedroom new-build home
- Stylish open-plan kitchen, dining, and living area with full-width glazing and garden access
- Additional separate sitting room providing flexible living space
- Principal bedroom with en-suite, plus three further bedrooms and modern family bathroom
- Second-floor accommodation with additional shower room – ideal for guests or home office
- Integral garage with EV charging point, driveway parking, solar panels & air source heat pump
- Energy-efficient design with high-quality insulation, modern heating, and recessed lighting
- Prime Stockport location close to Bramhall, excellent schools, and commuter links to Manchester



# 315B Bramhall Lane South

## Bramhall, Stockport, SK7 3DW

Introducing an exclusive pair of bespoke new-build homes thoughtfully designed by D2 Architects, ideally positioned on the sought-after Bramhall Lane South in Stockport. These elegant, energy-efficient properties combine modern architecture, premium finishes, and versatile living across three floors.

Step inside to a spacious entrance hall leading to an impressive open-plan kitchen, dining, and living area (approx. 33m²) — the heart of the home, complete with full-width glazing to the rear and access to the garden, creating a bright and sociable family space. A separate sitting room provides a quiet retreat, while a ground floor WC and integral garage with EV charging point add practicality to the design.

To the first floor, the principal suite features a generous double bedroom with en-suite, alongside a second double bedroom, a modern family bathroom, and a well-sized landing area. The second floor continues to impress with two further bedrooms and an additional shower room, offering flexible accommodation ideal for guests, teenagers, or home working.

Externally, each home benefits from private parking, landscaped gardens, and a sleek contemporary façade that complements the surrounding area. Designed with efficiency and comfort in mind, these homes include modern heating systems, recessed lighting, and EV charging infrastructure as standard.

Situated within easy reach of Stockport Grammar School, Bramhall village, and excellent commuter links to Manchester city centre, this development offers the perfect balance of style, space, and location.

Disclaimer: Images are AI-generated and for illustrative purposes only. They may not represent the final appearance of the property.

### Entrance Hallway

11'3 x 6'7 (3.43m x 2.01m)  
A welcoming and well-proportioned entrance hall providing immediate access to the main living spaces. Finished with clean lines and contemporary detailing, the hallway includes staircase access to the upper floors and creates a strong first impression on arrival.

### Downstairs WC

2'11 x 6'6 (0.89m x 1.98m)  
A stylish and well-finished cloakroom comprising a low-level WC and wash hand basin, ideal for guests and everyday convenience.

### Utility Room

4'11 x 6'6 (1.50m x 1.98m)  
Conveniently located off the main living area, the utility room provides practical space for laundry appliances and additional storage, helping to keep the main kitchen area clutter-free.

### Open Plan Kitchen Diner

26'9 x 9'1 (8.15m x 2.77m)  
The heart of the home, this impressive open-plan space extends to approximately 33m², thoughtfully designed for modern family living and entertaining. The kitchen area offers ample space for high-quality fitted units and integrated appliances, flowing seamlessly into the dining and living zones. Full-width rear glazing floods the room with natural light and provides direct access to the garden, creating a bright, sociable environment ideal for everyday living and hosting.

### Lounge

12 x 12'1 (3.66m x 3.68m)  
A separate and comfortable reception room positioned to the front of the property, offering a quiet retreat away from the open-plan living area. Ideal as a formal sitting room, snug, or media room, this space benefits from excellent natural light and flexible furnishing options.

### First Floor Landing

16'5 x 6'4 (5.00m x 1.93m)  
A generous central landing providing access to the first-floor accommodation and staircase to the second floor. The space feels open and airy, enhancing circulation throughout the home.

### Bedroom One

12'1 x 16'1 (3.68m x 4.90m)  
A spacious double bedroom positioned for privacy, offering ample room for wardrobes and bedroom furniture. This room benefits from direct access to a contemporary en-suite shower room, creating a comfortable principal suite.

### Ensuite

5'7 x 9'3 (1.70m x 2.82m)  
Finished to a modern standard, the en-suite includes a shower enclosure, WC, and wash hand basin, designed with clean lines and quality fittings.

### Bedroom Four

12'9 x 9'3 (3.89m x 2.82m)  
A further well-proportioned double bedroom, ideal for family members or guests, with excellent natural light and flexibility for bedroom or home office use.

### Ensuite

3'3 x 9'3 (0.99m x 2.82m)  
A modern family bathroom serving the first floor, comprising a bath with shower over, WC, and wash hand basin, finished with contemporary tiling and fittings.

### Second Floor Landing

3'10 x 6'6 (1.17m x 1.98m)  
Providing access to the upper-floor bedrooms and shower room, this area is practical and well laid out, maintaining a sense of space throughout the top floor.

### Bedroom Two

17'4 x 9 (5.28m x 2.74m)  
A generous bedroom offering excellent versatility, suitable as a guest room, teenager's bedroom, or home office. The room benefits from good proportions and natural light.

### Bedroom Three

14'1 x 12'6 (4.29m x 3.81m)  
Another well-sized bedroom, ideal for flexible living arrangements. This room could comfortably accommodate a double bed or be used as a dedicated workspace or hobby room.

### Bathroom

13'1 x 6'6 (3.99m x 1.98m)  
A contemporary shower room serving the second floor, fitted with a shower enclosure, WC, and wash hand basin, ideal for guests or shared use between the upper bedrooms.

### Rear Garden